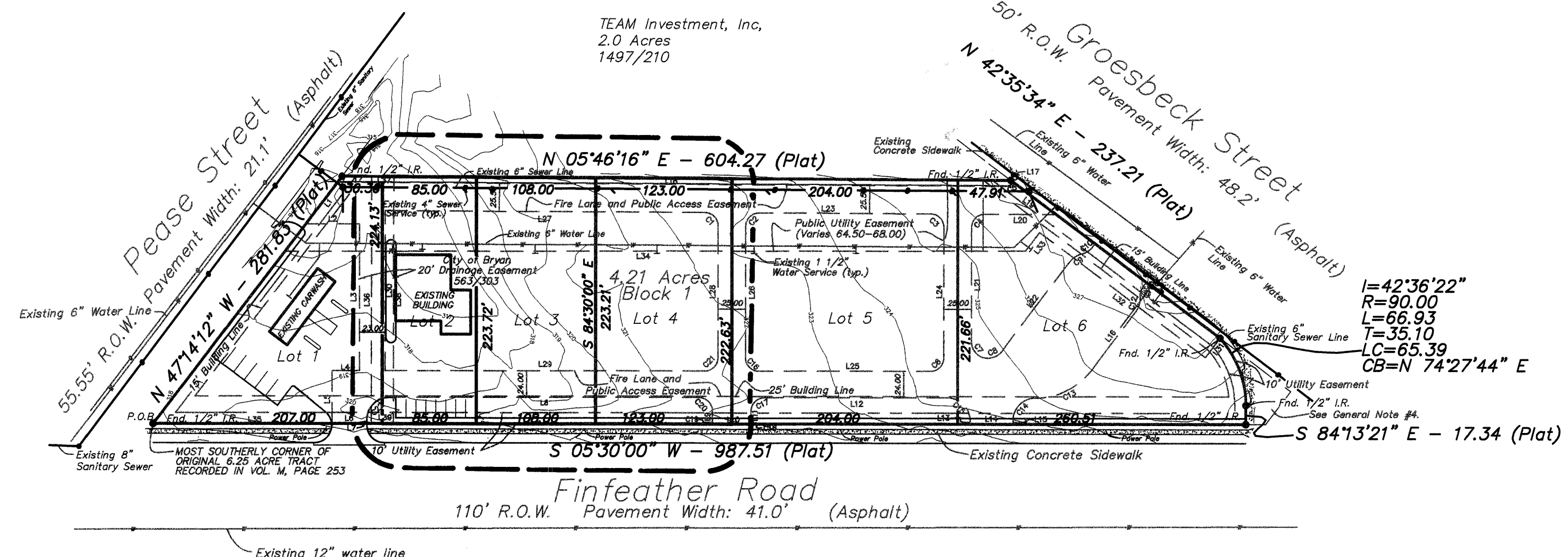


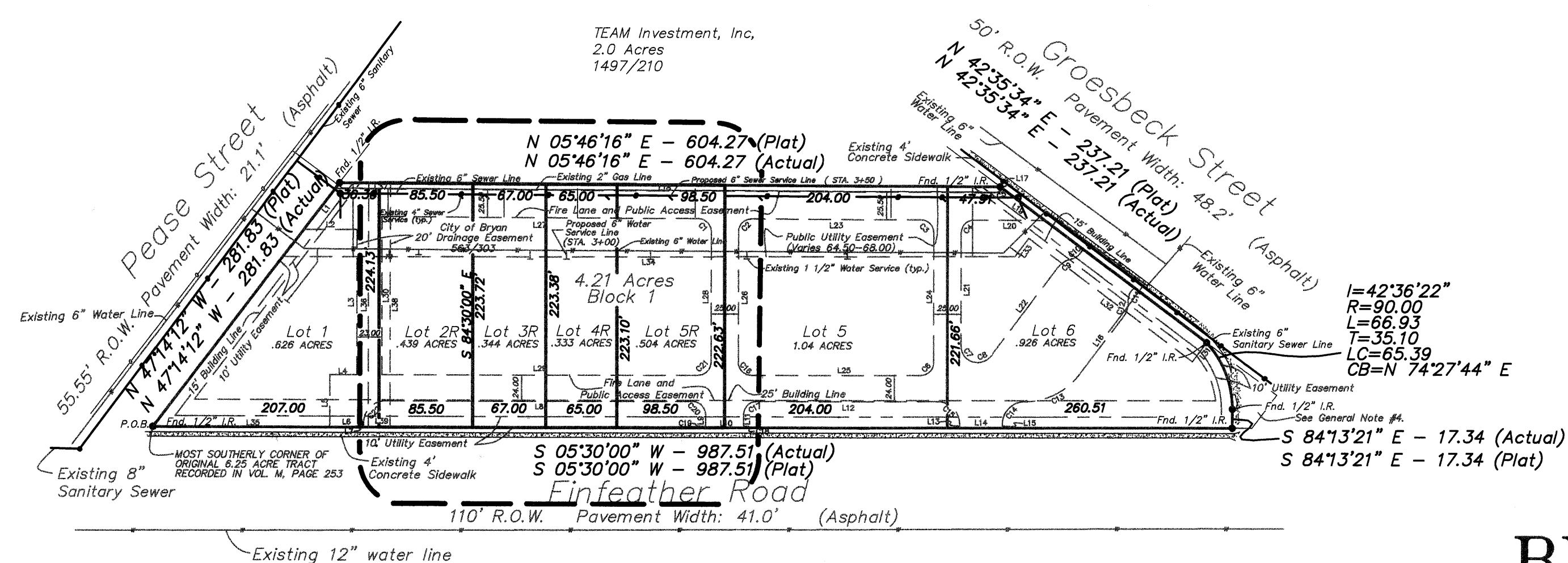
ORIGINAL PLAT
BRYAN CENTER
VOLUME 2416, PAGE 297



Easement Line Data			Easement Curve Data		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 47°14'12" E	54.27	L21	S 84°30'00" E	103.69
L2	N 05°30'00" E	48.72	L22	N 47°24'29" W	98.13
L3	S 84°30'00" E	133.11	L23	N 05°47'01" E	154.84
L4	S 05°30'00" W	24.78	L24	S 84°30'00" E	118.75
L5	S 84°30'00" E	48.00	L25	S 05°30'00" W	155.00
L6	N 05°30'00" E	31.00	L26	N 84°30'00" W	118.51
L7	N 84°30'00" W	3.50	L27	N 05°46'16" E	288.12
L8	N 05°30'00" E	280.28	L28	S 84°30'00" E	118.49
L9	S 84°30'00" E	9.02	L29	S 05°30'00" W	288.00
L10	N 05°30'00" E	35.43	L30	N 84°30'00" W	145.11
L11	N 84°30'00" W	9.06	L31	S 47°24'26" E	22.01
L12	N 05°29'57" E	164.12	L32	S 42°35'34" W	187.63
L13	S 84°45'37" E	3.51	L33	S 47°24'30" E	21.14
L14	N 05°30'00" E	38.98	L34	S 05°24'47" W	668.67
L15	N 84°37'59" W	3.55	L35	N 05°29'10" E	197.05
L16	N 47°24'30" W	63.37	L36	N 84°27'08" W	224.12
L17	N 42°35'34" E	3.13	L37	N 05°46'16" E	20.00
L18	S 05°46'16" W	602.98	L38	S 84°27'09" E	224.08
L19	N 42°35'34" E	51.58	L39	S 05°31'17" W	20.00
L20	S 05°46'16" W	64.56			

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REPLAT
BRYAN CENTER



- General Notes
1. North Orientation is based on the west line being rotated to deed calls as recorded in Volume 2254, Page 339, of the Official Records of Brazos County, Texas.
 2. This property does not lie in the 100-year flood plain according to Flood Insurance Rate Map No. 48041C0133 C, effective date July 2, 1992, as prepared by the Federal Emergency Management Agency.
 3. ALL SETBACKS ARE ESTABLISHED BY THE CURRENT ZONING ORDINANCE.
 4. There is a City of Bryan Road Easement recorded in Volume 563, Page 307 of the Deed Records of Brazos County, Texas.
 5. One half inch iron rods are set at all lot corners, unless otherwise stated.
 6. This Property is zoned C for Commercial.

on house wd 11/26/03

STATE OF TEXAS
COUNTY OF BRAZOS
I, Mitchell Morehead, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given under my hand and seal on this 10th day of March, 1998.
Mitchell Morehead
Notary Public, State of Texas

CERTIFICATION OF THE PLANNING ADMINISTRATOR
I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.
Donald D. Garrett
Planning Administrator, Bryan, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER
I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.
Donald D. Garrett
Development Engineer, Bryan, Texas

CERTIFICATE OF SURVEYOR
I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision are correct geometric forms.
Donald D. Garrett
Donald D. Garrett, R.P.L.S. No. 2972

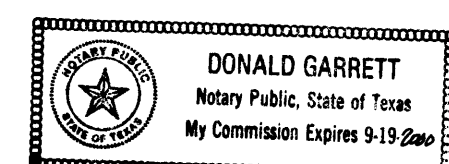
CERTIFICATE OF THE ENGINEER
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.
Donald D. Garrett
Donald D. Garrett, P.E. No. 22790

STATE OF TEXAS
COUNTY OF BRAZOS
I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 27th day of March, 1998, in the Deed/Official Records of Brazos County, Texas, in Volume 2416, Page 297.
Mary Ann Ward by Durbana Johnson
County Clerk, Brazos County, Texas

OWNER: Mitch Morehead
810 S. Washington
Bryan, TX 77808
822-3520

BRYAN CENTER
BLOCK 1, LOTS 2R-5R
A REPLAT OF
BRYAN CENTER
LOTS 2-4, BLOCK 1
1.62 ACRES
VOLUME 2416, PAGE 297
ZENO PHILLIPS LEAGUE, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 100'
February 1998

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 409 / 846 - 2688



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